

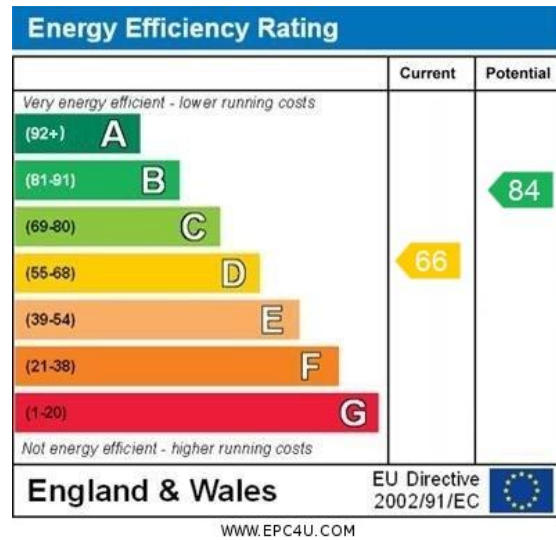
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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ROSS

Estate Agencies



Ramsden Street | Barrow-in-Furness | LA14 2BX

Asking Price £110,000

- Four Courted Mid Terrace Property
- Popular Residential Area
- Hallway, Lounge, Dining Room
- Kitchen
- 2 Double Bedrooms
- Spacious Bathroom
- Central Heating, Mostly Double Glazing
- Rear Yard With, Off Road Parking
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented four courted mid terrace property in the popular residential area close to local amenities, schools, transport links. The property comprises of an entrance hallway leading to a bay window lounge open to the dining room, kitchen, 2 double bedrooms and a spacious bathroom. The property benefits from central heating, double glazing, rear enclosed yard with double gates, giving off road parking. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Drainage, Telephone

LOCATION

<https://what3words.com/deck.ports.note>

FRONTAGE

Four courted area with access gate, paved area, plants and door to

ENTRANCE HALL

Laminate flooring, coved ceiling, stairs to first floor and door to

LOUNGE

10' 8" x 12' 3" (3.27m x 3.74m)

Double glazed bay window with window seat, radiator feature fire surround with fire, storage cupboard, picture rail, coved ceiling, open to the dining room

DINING ROOM

12' 9" x 11' 6" (3.91m x 3.53m)

Double glazed window, radiator, laminate flooring, under stairs storage, open to lounge and door to

KITCHEN

Double glazed window, door to rear, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with an extractor over, plumbing for washer and tiled splash

LANDING

Spindle staircase/balustrade, access to loft and doors to

BEDROOM 1

14' 8" x 12' 4" (4.48m x 3.76m)

Double glazed window, radiator and picture rail

BEDROOM 2

12' 10" x 8' 3" (3.93m x 2.52m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with taps and tiled splash

GARDEN

Rear enclosed yard with double gates, offering off road parking, paved area and storage shed

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out

